

**Regular Meeting
Jasper Plan Commission
September 5, 2012**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:50 pm. Secretary Bernita Berger took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Present	Martin Loya	-Present
Bob Wright	-Present	Chad Hurm, Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Bldg. Comm./Zoning Administrator	-Present
Ben Krapf	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the August 1, 2012, Regular Meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. It was seconded by Kevin Manley. Motion carried 11-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of B. Edward Ewing (President) of Canterbury Green, Inc., (as developer) for primary approval of the proposed plat of A Replat of Lots 52-59 of Canterbury Green II.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Canterbury Green, Inc. to request primary approval of a Replat of Lots 52-59 of Canterbury Green II Subdivision. The proposed property is located south of 47th Street and east of Obing Strasse. A map was displayed of the existing lots. Mr. Buehler explained that the footprint of the homes to be constructed on Lots 52-59 are larger than the previous ones and do not fit on the lots within the side yard requirements; therefore, the number of lots has been reduced from eight to seven lots.

Some discussion followed. With no remonstrators present, Vice President Schroeder made a motion to grant primary approval of A Replat of Lots 52-59 of Canterbury Green II Subdivision. Kevin Manley seconded it. Motion carried 11-0.

Petition of The Evangelical Lutheran Good Samaritan Society for primary approval of a proposed plat, Good Samaritan, A Replat of part of Summit Heights Addition.

Nathan Waggner, of Cash Waggner & Associates, was present on behalf of the Evangelical Lutheran Good Samaritan Society to request primary approval of Good Samaritan, A Replat of part of Summit Heights Addition. The proposed property is located southwest of the existing Northwood Good

Samaritan nursing home. Plans are to construct an assisted living facility. As part of the development, Pleasant View Drive would extend farther west of Good Samaritan's property to serve the proposed addition. The land west of the proposed development is currently owned by Jasper Lumber Company.

There was concern among Board members regarding Pleasant View Drive not being extended all the way through to Jasper Lumber's property. President Schnarr asked City Attorney Kabrick her opinion, and she concurred with the Board that an arrangement should be made between the two developers, which would give both road access.

There were no remonstrators present. Vice President Schroeder made a motion to grant primary approval of Good Samaritan, a Replat of part of Summit Heights Addition, contingent upon resolving all issues regarding Pleasant View Drive before secondary approval. Pat Lottes seconded it. Motion carried 11-0.

PUBLIC BUSINESS

Lot of Record – Gary Corbin

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Gary Corbin to request permission to build on a Lot of Record. The proposed property is a vacant lot owned by Mr. Corbin and located adjacent to Sunrise Acres; however, it is not a part of that subdivision. After researching the records on the proposed lot, City Engineer Hurm said the road was built over the lot but the right-of-way was never incorporated into the plat. The lot is served by all utilities. Mr. Corbin plans to sell the lot if permission is granted to build on it.

Pat Lottes made a motion to grant the proposed property as a Lot of Record. Kevin Manley seconded it. Motion carried 11-0.

Modification from Subdivision Control Ordinance – Allan Foy

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Allan Foy to request approval to split a lot Mr. Foy owns which is located between St. Charles Street and Truman Road, south of the where the two roads intersect with Andrew Lane. Mr. Foy plans to sell .58 acre of the land and build a home on the remaining 1.69 acres.

Mr. Buehler referred to Section 17.04.110(3) of the Subdivision Control Ordinance, which states that "a proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving no more than four (4) lots after the original tract has been completely subdivided, may be submitted to the Commission for approval without platting..."

Some Board members voiced concerns as to why the road would not have to be widened. City Engineer referred back to Section 17.04.110(3) and added that all utilities are already in place; there are existing homes surrounding the proposed property; there is no new development nearby the original lot is a lot of record. All of these circumstances relieve Mr. Foy of the requirement to widen the road.

With no more discussion, Bob Wright made a motion to approve the proposal as referred to Section 17.04.110(3) of the Subdivision Control Ordinance. Cindy Laake seconded it. Motion carried 11-0.

Jasper Action Team presents draft of proposed sign ordinance for review.

Rick Stradtner appeared before the Board on behalf of the Jasper Action Team to present a draft copy of the proposed sign ordinance for the Plan Commission to review. Mr. Stradtner gave special recognition to Building Commissioner Darla Blazey for her extensive research on the project and also

thanked Board members Randy Mehringer, Brad Schnarr and Bob Cook for attending one or more of the eleven meetings held in conjunction with the proposed sign ordinance.

Jasper Chamber of Commerce President Nancy Eckerle, also a member of the Jasper Action Team, shared some noted changes with the proposed ordinance, including:

- * More user-friendly; easier to follow
- * Includes types of signs both permitted and prohibited
- * Use of visuals
- * Description of measurement, how to calculate
- * Enforcement procedures outlined
- * No permit for banners if guidelines are followed
- * No change in size for residential signs
- * Business signs, outlined multi-tenant use guidelines
- * Business signs, lowered pole/pylon sign height by 30 feet
- * Business signs, change in measurement calculation for monument signs
- * Outdoor advertising/billboard signs, changed to a special exception in B-3 & I-2
- * Business signs, identified downtown central district with its own set of guidelines

City Attorney Kabrick explained the 'steps' needed to proceed:

- 1) Attorney review and member review
- 2) Public Hearing within 60 days of proposal
- 3) Plan Commission recommendation to the Common Council
- 4) Council will conclude with a public hearing
- 5) Council will approve or deny proposal

Following some discussion, the Board agreed to review the proposed ordinance before the October meeting scheduled for Wednesday, October 3, 2012.

Revising Ordinance regarding Administration and Enforcement

City Attorney Kabrick shared with the Board that she is working on revising the ordinance regarding Administration and Enforcement, which in part, references Darla Blazey's position as the Zoning Administrator. Attorney Kabrick said she is 'cleaning up the language' and will present a copy to all members for review at next month's meeting, or before, if possible.

With no further discussion, Bob Wright made a motion to adjourn the meeting. Secretary Berger seconded it. Motion carried 11-0, and the meeting was adjourned at 9:15 pm.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary